Karen Johnson Davidson County
Batch# 1025738 AFFIDAVIT
07/13/2023 09:23:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230713-0053606

Prepared by and return to:
Marinosci Law Group, PC
275 W. Natick Road, Suite 500
Warwick, RI 02886
MLG File No 23-02337

AFFIDAVIT OF SCRIVENER'S ERROR

STATE OF TENNESSEE)
ss.
COUNTY OF DAVIDSON)

The undersigned, Samantha Reis, being first duly sworn, deposes and says as follows:

1. That Affiant is an employee of Marinosci Law Group PC, and has personal knowledge of the facts relevant to the information recorded in a **Warranty Deed**, between Grantors, Paul E. Choate and Boyd Mitchell, and Grantee, Marsha Gwen Pardue, recorded on September 24, 1984, in **Book 6387 at Page 938**, a **Warranty Deed,** between Grantor Jeffrey S. Smith, and Grantee, Josh Terry, Trustee of The 231 Thuss Avenue Trust, recorded on February 7, 2018 as **Instrument No. 20180207-0012364**, a **Warranty Deed,** between Grantor, Amanda Dean, Successor Trustee of The 231 Thuss Avenue Trust, and Grantees, Phillip Kenneth Slampak and Janie Marie Slampak, recorded on April 6, 2018 as **Instrument No. 20180406-0032550**, a **Quitclaim Deed,** between Grantors, Phillip Kenneth Slampak and Janie Marie Slampak, and Grantee, Flip Out 615 LLC, a Tennessee limited liability company, recorded on August 1, 2019 as **Instrument No. 20190801-0075903,** a **Warranty Deed,** between Grantor, Flip Out 615 LLC, a Tennessee limited liability company, and Grantee, Phillip Woods, recorded on June 22, 2020 as **Instrument No. 20200622-0066928**, and a **Deed of Trust,** between Grantor, Phillip Woods, and Grantee, Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Movement Mortgage, LLC its successors and assigns, MIN # 100670800031315500, recorded on June 22, 2020 as **Instrument No. 20200622-0066929**, all which contained erroneous Legal Description, and Affiant is hereby authorized and competent to make this Affidavit on behalf of servicer.

2. **The Legal Description in Deed recorded at Book 6387 at Page 938 contained a minor typographical error. Deeds recorded as Instrument Nos. 20180207-0012364, 20180406-0032550, 20190801-0075903, 20200622-0066928, and Deed of Trust recorded as Instrument No. 20200622-0066929 contain abbreviated legal descriptions.**

3. **Accurate Legal Descriptions for the above documents should read as follows:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Woodbine Sales Corporation Plan of Lots called Pleasant View, of record in Book 1130, page 43, Register's Office for said County, described as follows: Beginning at a point in the southerly margin of Thuss Avenue, the common corner of Lot Nos. 14 and 15; thence with the line between said lots southerly 152.3 feet to a point; thence easterly 60.5 feet to the westerly margin of Wingate Avenue; thence with the margin of same northerly 133.6 feet, to a point at the beginning of a curve; thence around said curve in a northwesterly direction, having a radius of 20 feet, a distance of 30.5 feet, to the southerly margin of Thuss Avenue; thence with the margin of the same westerly 34.1 feet to the point of beginning.

4. That this Affidavit is for the purpose of evidencing the inadvertent scrivener's error in typing the original description in the referenced documents and will be recorded in the Register's Office for Davidson County.

Deponent further says not.

I hereby certify that the statements herein contained are true.

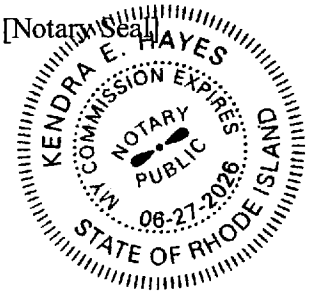
Dated: 7/12/2023

Printed Name of Signatory: Samantha Reis
Title: Title Analyst-Marinosci Law Group, P.C.

SWORN TO AND SUBSCRIBED before me on this 12th day of July, 2023 by Affiant, Samantha Reis, whose name is subscribed hereto.

State of Rhode Island
County of Kent

[Notary Seal]



Kendra E Hayes
Notary Public, State of Rhode Island

Tennessee Certification of Electronic Document

I, Samantha Reis, hereby state that I am a licensed Tennessee attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 12, 2023.

Samantha Reis
Marinosci Law Group, Title Analyst
July 12, 2023.

State of RHODE ISLAND

County of KENT

Sworn to and subscribed before me this 12th day of July, 2023.

Kendra E. Hayes, Notary Public, State of RI

NOTARY'S SEAL

